

South Cove at Summerfield

On behalf of our Board members, **WELCOME** to the South Cove at Summerfield community! Our South Cove neighborhood has two (2) HOAs – the Summerfield Master Community is our main development association which includes South Cove and many other independent “sub-association” communities. You can reach them by calling the Summerfield Community Center at 813-671-2005. Our community dues to Summerfield are quarterly and this fee includes basic cable through Bright House Networks.

South Cove HOA is a sub-association of the Master association. South Cove is the community where your home is located. The South Cove dues are \$48.00 per month (effective 01/01/2016). Our neighborhood website is www.southcovehoa.com. You will find a lot of information regarding our neighborhood on this website. If you have further questions that are not answered, please call our HOA phone number at 813-677-7401, or send us an email to southcovehoa@gmail.com.

Property Manager – Our South Cove Property Management Company is First Service Residential. Our Property Manager can be reached by calling 727-299-9555. In addition, First Service Residential operates a community website that contains your account information and other association documents.

Board Meetings – Our South Cove Board meetings are held on the 1st Thursday of every month at 6:30 p.m. in our South Cove Clubhouse. All residents are welcome to attend.

Summerfield Master Association holds their Board meetings on the 2nd Wednesday of every month at 6:30 p.m. in the Summerfield Community Center. All residents of Summerfield are welcome to attend.

ID/Access Cards – Access to the South Cove amenities is by your Summerfield ID access card. New residents need to visit the Summerfield Community Center at 13011 Summerfield Blvd. to receive the access card. You can contact the Community Center front desk staff at 813-671-2005 to verify the times and documents needed.

The South Cove HOA will activate your Summerfield ID access card into our system for access into our amenities. Please note this activation process can take up to 48 hours.

- Only South Cove ADULT access cards will be activated in our system, as South Cove rules and regulations require minors to be accompanied by an adult to enter the pool, bathrooms, and/or playground areas. In addition, there is a limit of 4 guests per adult access card.
- Your South Cove access will be turned off if you are delinquent with your HOA dues, or have an outstanding violation fee.
- Your South Cove access may be suspended for a minimum of 30 days due to non-compliance of pool and/or playground rules.

Clubhouse Rental – The South Cove Clubhouse is available for South Cove residents to rent for family gatherings, parties and special events. For your convenience, entry will be by pin number and is issued when final approval of your reservation has been made. Please contact our Property Management Company at 727-299-9555 to reserve your event. Tenants must provide a copy of their ID access card to rent the facility. In addition, HOA dues must be current on the property.

Parking - All resident vehicles must be parked in the garage or driveway. Residents may not park on the street during overnight hours, on the grass or across the sidewalk. If you have overnight guests, please complete the “Parking Pass Form” located on our South Cove HOA website to receive a temporary permit parking pass; this will allow your guest(s) to park in the permitted parking spaces at the South Cove Clubhouse. The parking pass must be displayed in the windshield at all times, or your vehicle may be towed.

Security - Summerfield's security company is CIS; they can be reached by calling 813-221-1911. Please specify you live in South Cove at Summerfield.

Architectural Review Committee (ARC) - Our HOA covenants require that homeowner's receive approval from the South Cove ARC prior to any changes to the exterior of your home. You will find the covenant guidelines and Home Improvement/ARC form on our South Cove HOA website.

Trash Pick-up – Trash and/or recycling containers should not be placed out for pickup before 6:00 p.m. the evening prior to pickup. To avoid a violation, all empty containers are to be taken in the same day as pickup. Collection days are: Wednesday/Saturday – trash pick-up; Wednesday – yard waste pick-up; Saturday – recycling pick-up. Questions or concerns can be directed to Progressive Waste Solutions: 813-248-3802.

Bright House Cable – As mentioned above, basic cable is provided through Bright House Networks and is part of your Summerfield HOA dues. You can reach Bright House Networks customer care by calling 813-684-6400.

Violations – Residents can report violations by completing the “Violation” form under Quick Links on the South Cove HOA home page website.

South Cove Amenities - South Cove has a gorgeous pool and playground that is open all year round for residents and their guests. Hours are from dawn until dusk (gates lock promptly at 8:00 p.m.) and you must use your ID access card to enter and exit the pool and playground areas. Only ADULT ID access cards are activated to enter the pool, bathrooms, and playground, as minors must be accompanied by an adult to be in these areas.

Please do not allow a resident to enter the pool or playground if they don't have an access card, or if it doesn't work – chances are they are not a resident of South Cove, or they are behind on their HOA dues and the access card has been deactivated. If your ID access card does not work and are unsure why, please contact our HOA phone number at 813-677-7401.

Pool Rules:

1. No pets in pool or on pool deck.
2. No food in pool or on pool deck.
3. Shower before entering.
4. Bathing load 60 persons.
5. Pool hours are from dawn until dusk (**gate locks promptly at 8:00 p.m.**)
6. Glass containers are prohibited.
7. Homeowners are responsible for the safety and actions of their guests.
8. Children under 18 years of age "MUST" be accompanied by an adult.
9. Swim diapers must be worn by children not potty trained.
10. You are responsible for anyone you allow into the pool with your ID access card.
11. No diving. No lifeguard on duty.
12. Swim at your own risk.

Playground Rules:

1. All minors must be accompanied by an adult.
2. No pets in the playground.
3. Playground hours are from dawn until dusk (**gate locks promptly at 8:00 p.m.**)
4. Glass containers are prohibited.
5. Homeowners are responsible for the safety and actions of their guests.
6. Climbing equipment and slides are for children 12 and under.
7. You are responsible for anyone you allow into the playground with your ID access card.

Guests are limited to 4 per adult access card.

Parents: Please be conscientious of other guests when your children are playing in the water or play area. Excessive noise may be disruptive to others.